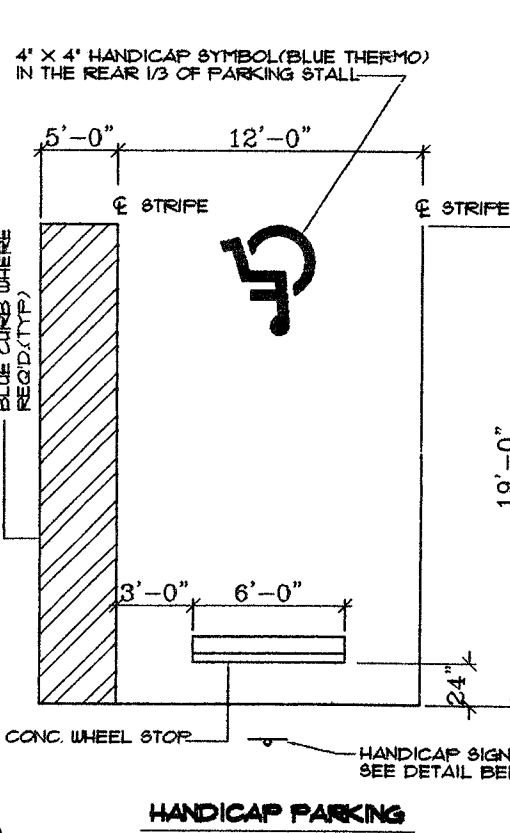
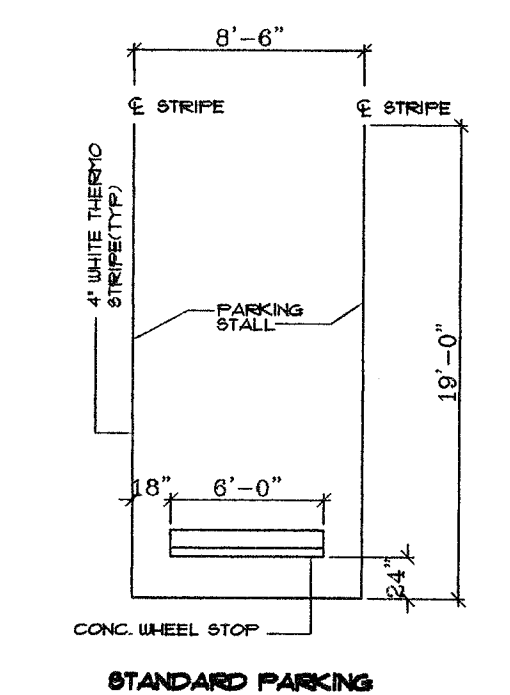
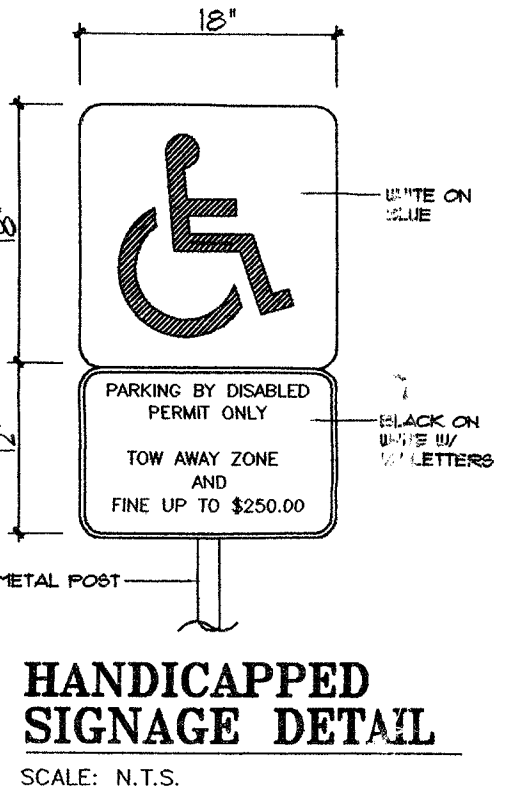


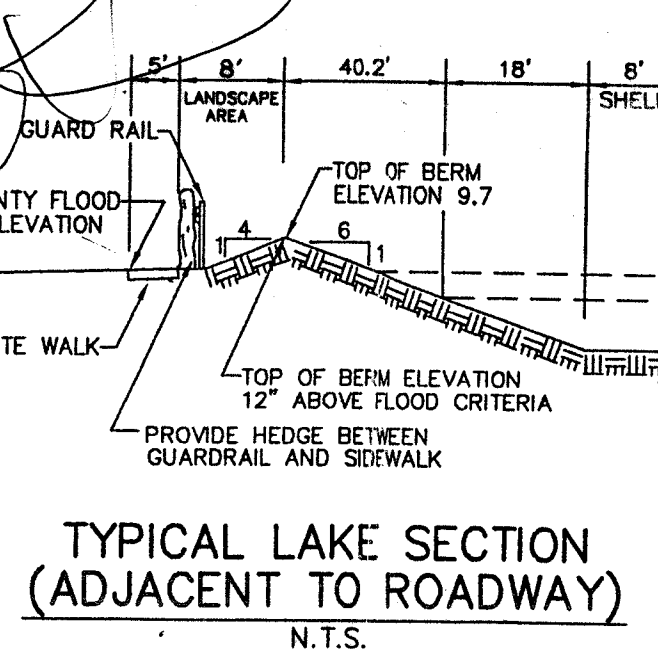
MASTER SITE PLAN
SCALE: 1" = 30'-0"



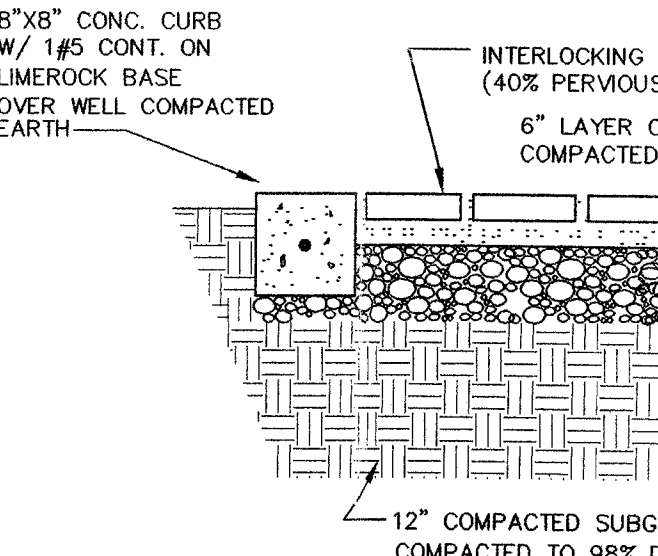
TYPICAL PARKING DETAILS
SCALE: N.T.S.



HANDICAPPED SIGNAGE DETAIL
SCALE: N.T.S.



TYPICAL LAKE SECTION (ADJACENT TO ROADWAY)
N.T.S.



DRIVEWAY INTERLOCKING PAVER DETAIL
SCALE: N.T.S.

SITE CALCULATIONS

TOTAL LAND AREA (GROSS):	483,710 S.F. / 11.1 ACRES ±
TOTAL LAND AREA (NET):	435,474 S.F. / 10.0 ACRES ±
COMMON AREA:	REQUIRED: 130,642 S.F. PROVIDED: 196,979 S.F.
30% OF THE SITE AREA:	130,642 S.F. 196,979 S.F.
LAKE AREA:	84,995 S.F.
REG. BLDG. POOL & DECK:	4,646 S.F.
PEDESTRIAN WALKS:	17,843 S.F.
UNENCUMBERED GREEN AREA:	85,321 S.F. 89,951 S.F.
EXISTING ZONING:	RU-4L
PROPOSED ZONING:	RU-TH
ALLOWABLE DENSITY (RU-TH):	8.5 UNITS PER ACRE
PROPOSED DENSITY:	4.7 UNITS PER ACRE
PROPOSED MIN. SETBACK:	20'-0"
FRONT YARD (TO GARAGE):	20'-0"
FRONT YARD (TO BUILDING):	25'-0"
REAR YARD (W/ OUT GREENBELT):	15'-0"
BETWEEN BUILDINGS:	20'-0"
SIDE YARD (FROM PAVEMENT):	15'-0"
PROPOSED TOTAL DWELLING UNITS:	53 UNITS
PROPOSED UNIT BREAKDOWN:	UNIT "A": 12 UNITS UNIT "B": 29 UNITS UNIT "C": 12 UNITS
MODEL "A" PROPOSED LOT SIZE:	22'-8" X 100'-0" 2,267 S.F.
MODEL "B" PROPOSED LOT SIZE:	24'-4" X 100'-0" 2,432.5 S.F.
MODEL "C" PROPOSED LOT SIZE:	25'-4" X 100'-0" 2,533 S.F.
PARKING CALCULATIONS:	
PARKING REQUIRED:	120 SPACES
RESIDENT PARKING:	53 UNITS X 2 SPACES PER UNIT = 106 SPACES
VISITOR'S PARKING:	53 UNITS X 0.25 = 14 SPACES
TOTAL PARKING PROVIDED:	122 SPACES
*NOTE:	RESIDENTS PARKING DOES NOT INCLUDE PRIVATE GARAGES.

CHAIN LINK FENCE DETAIL
SCALE: N.T.S.

1" x 4" x 1/4" CMU COLUMN (6'-0" HIGH)
W/ 4 #5 VERT. & 16" x 16" X 8" CAP W/ 2 #5 TOP & BOTT. E.W.

KEYSTONE CAP (TYP.)

10/25

20' PLANS WITHIN THE SCOPE OF REVIEW
PLANS NOT WITHIN THE SCOPE OF REVIEW

REVISIONS BY: [Signature] DATE: 9/13/02

OWNER: WILLIAM P. CALVERT
400 S.W. 107th AVE.
SUITE 408
MIAMI, FL 33174
(305) 225-0402

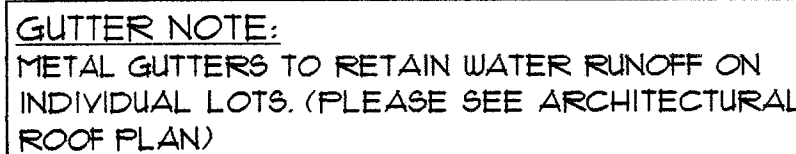
ISSUED: [Signature] DATE: 9/13/02
DRAWN: T.L.
CHECKED: AR
PROJECT NO. [Blank]
SHEET NO. A-1

CAD STUDIO
ARCHITECTURE INC.
REGISTRATION NO.: AA 0002568
miami florida 33155
telephone (305) 962-1008

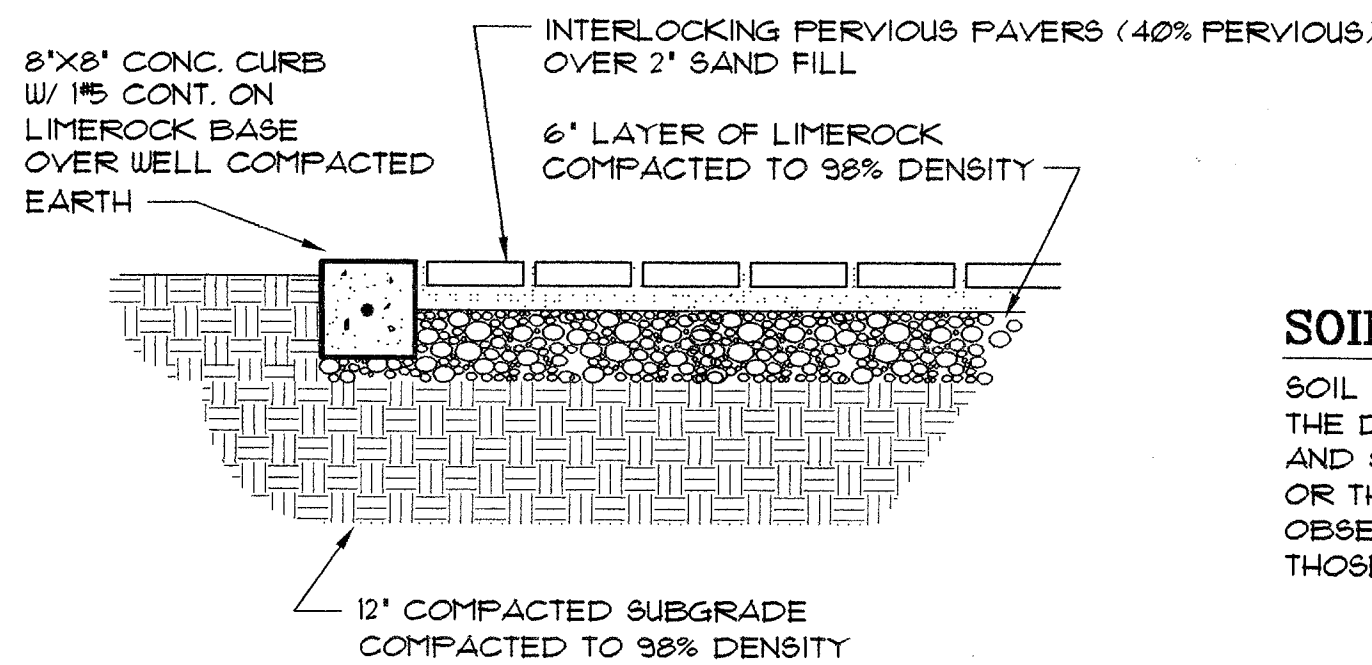
COUNTRYSIDE VILLAS
RESIDENCE FOR:

NOTE:
FOR TYPICAL UNIT INFORMATION,
SEE SHEETS A-1A, A-1B, & A-1C

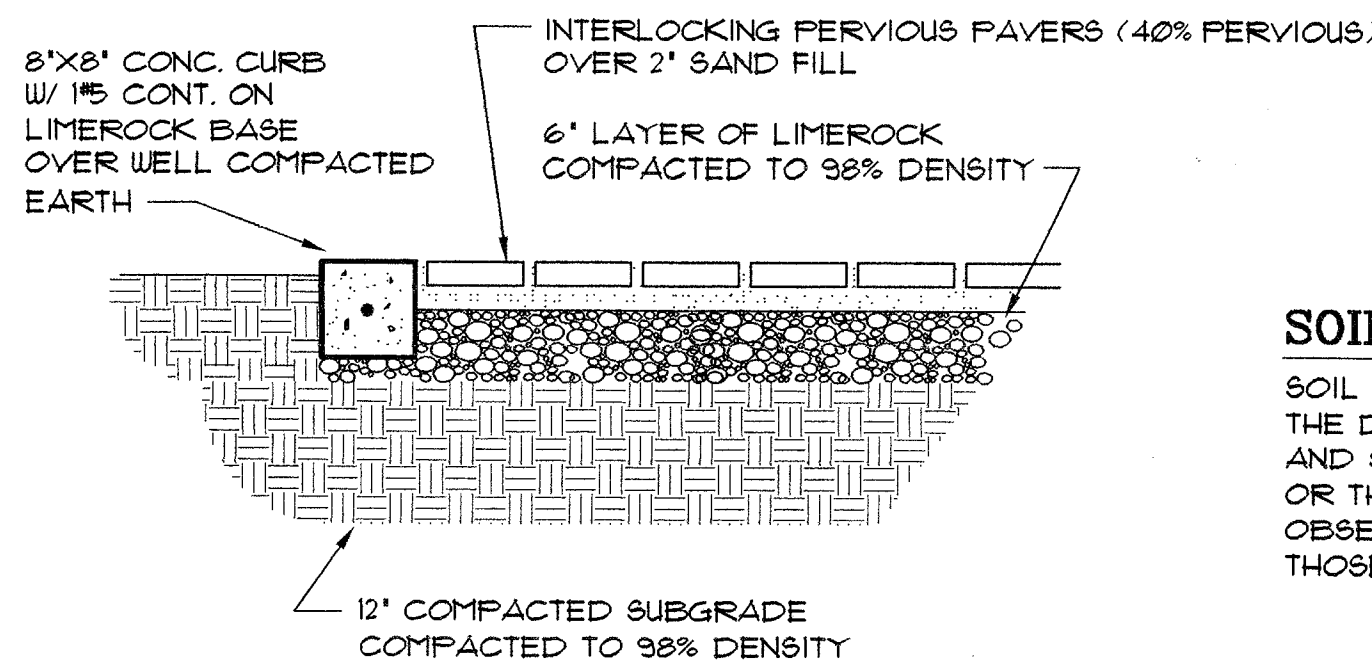
CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



- A. NO DOOR IN THE PATH OF MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER CLEARANCE IS PROVIDED TO SATISFY REQUIREMENTS OF SECTION 515 OF S.F.C.C.
- B. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- C. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- D. DOORS MAY BE SWINGS OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 31032(C) S.F.C.C.
- E. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED, ALL LOCKING DEVICES WHICH IMPED EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.



	Lowest Floor Elev./Including lobby/sunken areas?	Garage/ Storage Floor Elevation	Adjacent Grade Elevation (next to the wall of the structure)
PROPOSED	FT. NGVD	FT. NGVD	FT. NGVD
BELOW GRADE PARKING/BASEMENT ELEV.		FT. NGVD	



THE HEIGHT OF FENCES IS BEING BEASURED FROM GRADE.
GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD

SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF. AFTER EXCAVATION SIGNED AND SEALED LETTER WILL BE SUBMITTED BY THE ARCHITECT OR THE ENGINEER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

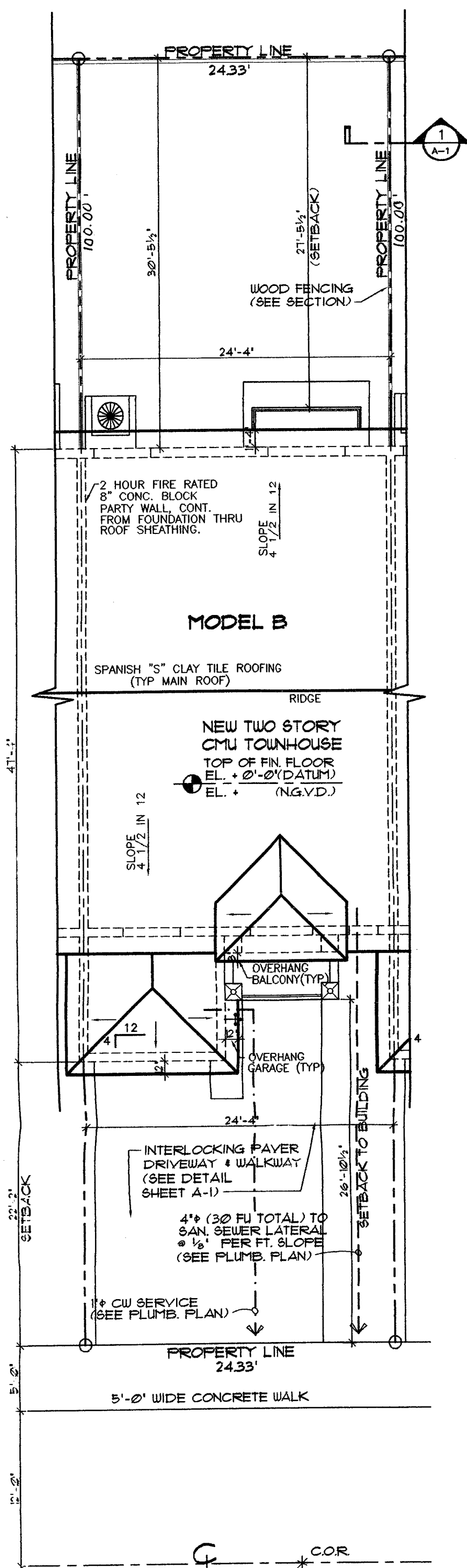
OWNER:
WILLIAM P. CALVERT
400 S.W. 107th AVE.
SUITE 408
MIAMI, FL. 33174
(305)225-0402

issued _____
 drawn _____ OM.
 checked _____ AR
 project no. _____

sheet no.

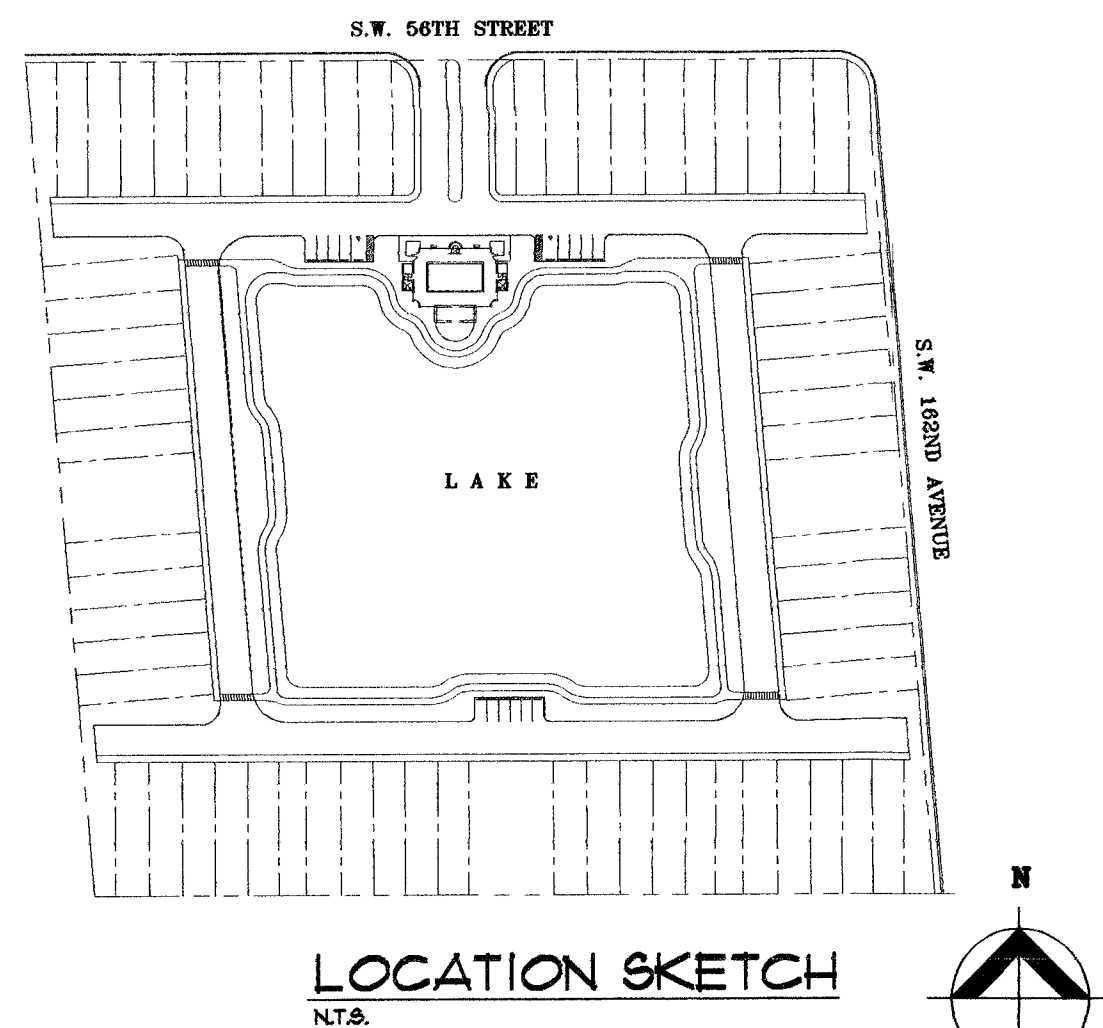
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1 of 9



LANDSCAPING NOTE:
FOR LANDSCAPING REQUIREMENTS & INFORMATION,
PLEASE REFER TO LANDSCAPING PLANS.

GUTTER NOTE:
METAL GUTTERS TO RETAIN WATER RUNOFF ON
INDIVIDUAL LOTS. (PLEASE SEE ARCHITECTURAL
ROOF PLAN)

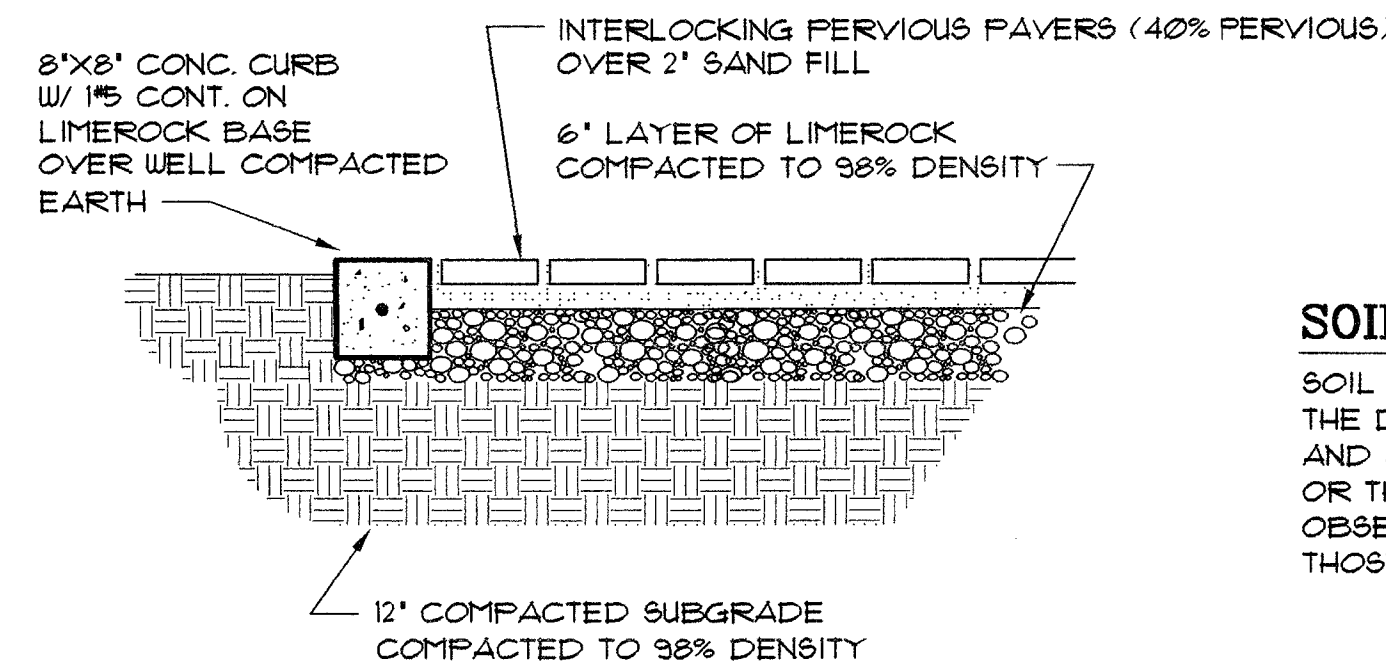
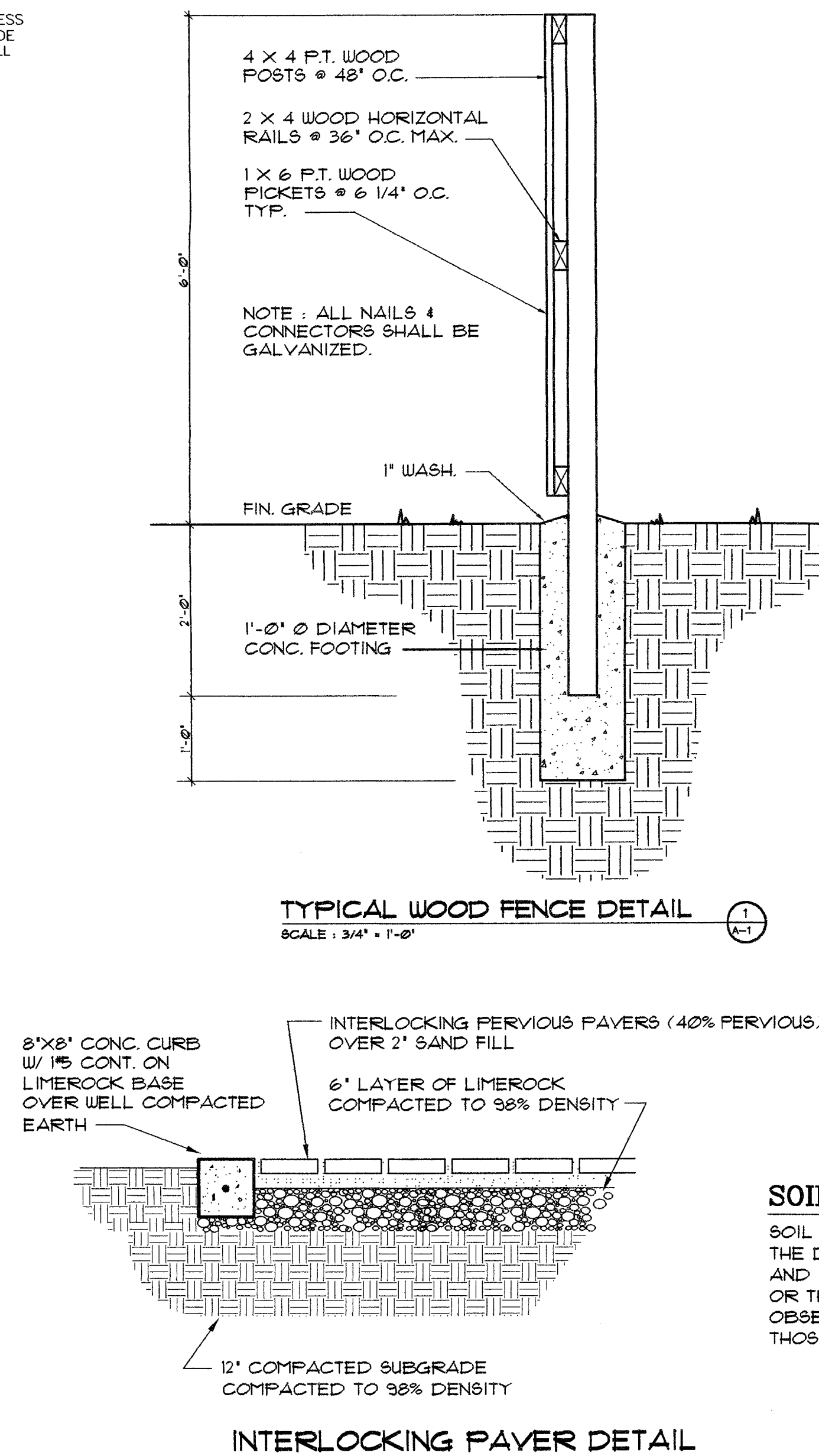


- ## SECURITY AND FORCED ENTRY PREVENTION
1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN CHAPTER 36 OF THE SOUTH FLORIDA BUILDING CODE.
 2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE WITH THE INSTALLATION STANDARDS SET FORTH IN THE SOUTH FLORIDA BUILDING CODE.
 3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
 4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SINGLE LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKING WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
 5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETED OR OF SIMILAR VARIATION TO PREVENT DEFEATING THE PURPOSE OF THE STROKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
 6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINS AND NON-EXPOSED SCREWS.
 7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD 97.1.
 8. VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40 OF OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE'S STANDARD 297.1.
 9. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL SHALL BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MAGS ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE , ANMA 13033 PROVIDE LOCKS AS PER SPFC 3603.2(A), (B) 2(AA) AND (C) EXTERIOR WINDOW SHALL BE PROVIDED WITH FORCE CAPABLE OF WITHSTANDING A FORCE OF 150 LB. APPLIED IN AN OPERABLE DIRECTION.
 10. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

DOOR NOTES:

COMPONENTS OF MEANS OF ESCAPE

- A. NO DOOR IN THE PATH OF MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR SWINGING IS REQUIRED TO SATISFY THE REQUIREMENTS OF PARAGRAPH 3102(C) S.F.C.C.
- B. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- C. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- D. DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 3102(C) S.F.C.C.
- E. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPED EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.



SOIL STATEMENT :

SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF. AFTER EXCAVATION SIGNED AND SEALED LETTER WILL BE SUBMITTED BY THE ARCHITECT OR THE ENGINEER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

ZONING LEGEND RU-TH

ZONING :

HEIGHT (TO RIDGE OF ROOF) :	<u>27'-9"</u>
MODEL "B" LOT AREA	<u>2,433 SQ. FT.</u>

MODEL "B" LOT AREA 2,433 SQ. FT.

MODEL "B" LOT COVERAGE 1,073 SQ. FT.

SETBACKS :

FRONT YARD (TO GARAGE)	<u>20'-0"</u>	<u>22'-2"</u>
FRONT YARD (TO BUILDING)	<u>25'-0"</u>	<u>26'-10 1/2"</u>
REAR YARD (W/ OUT GREENBELT)	<u>15'-0"</u>	<u>27'-5 1/2"</u>
BETWEEN BUILDINGS		<u>N/A</u>
SIDE YARD (FROM PAVEMENT)	<u>15'-0"</u>	<u>N/A</u>

FRONT YARD (TO BUILDING)	25'-0"	26'-10½"
--------------------------	--------	----------

REAR YARD (W/ OUT GREENBELT) 15'-0" 27'-5 1/2"

BETWEEN BUILDINGS	20'-0"	N/A
SIDE YARD (FROM PAVEMENT)	15'-0"	N/A

SIDE YARD (FROM AVENUE) 15' 0" 10' 0"

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION
N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST
APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE
PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND
DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY.
APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL
INSPECTION.

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79(10), FLORIDA STATUTES, EFFECTIVE 7/10/87.

A SEPERATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPARTMENT.

THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY.

THE HEIGHT OF FENCES IS BEING BEASURED FROM GRADE.
GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD

GENERAL NOTES :

1. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.W.).
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
3. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
4. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", U.O.N.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
8. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK."
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER'S APPROVAL.
10. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
11. REBARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND AMOUNT OF REBARS ARE AS PER SCHEDULES.
12. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
13. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
14. THIS OFFICE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE INTERPRETATION OF THESE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS, AND TO VERIFY THE ACTUAL PLACING OF REBARS IN THE FIELD
15. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF LOCAL ORDINANCES.

RESIDENCE FOR :

OWNER:
WILLIAM P. CALVERT
400 S.W. 107th AVE.
SUITE 408
MIAMI, FL. 33174
(305)225-0402

date _____ 7/10/01 _____
 issued _____
 drawn _____ OM
 checked _____ AR
 revisions _____

sheet no

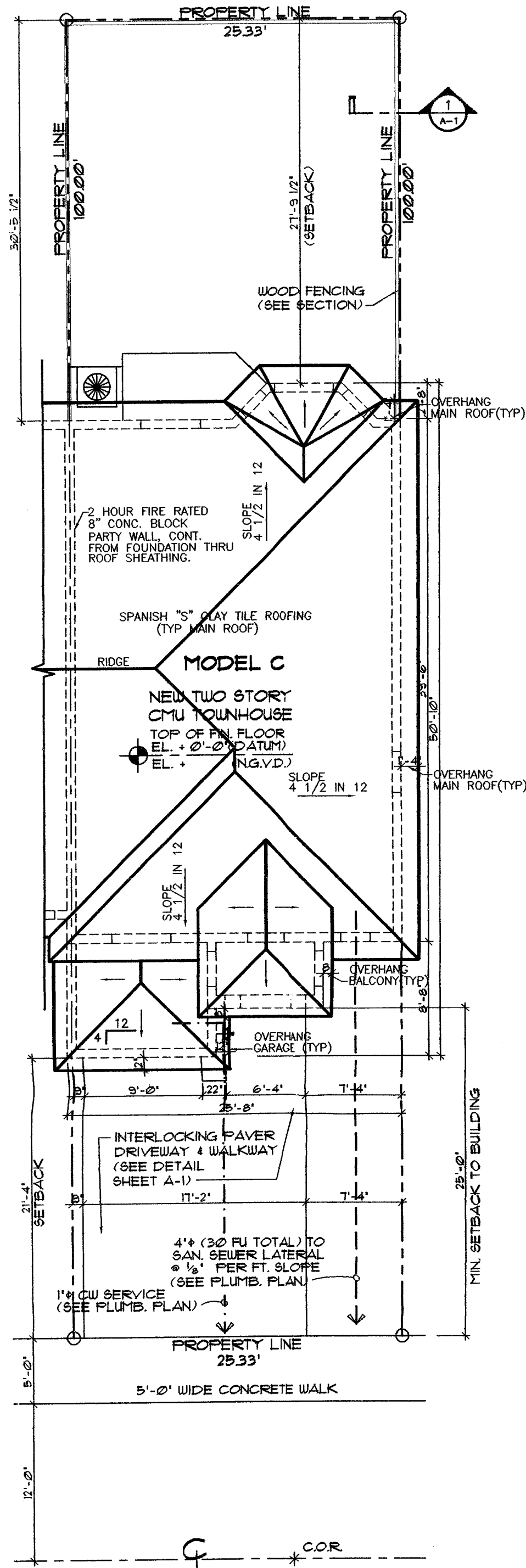
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**CAD STUDIO
ARCHITECTURE, INC.**
REGISTRATION # : AA002588

COUNTRYSIDE VILLAS MODEL B

9/16/07

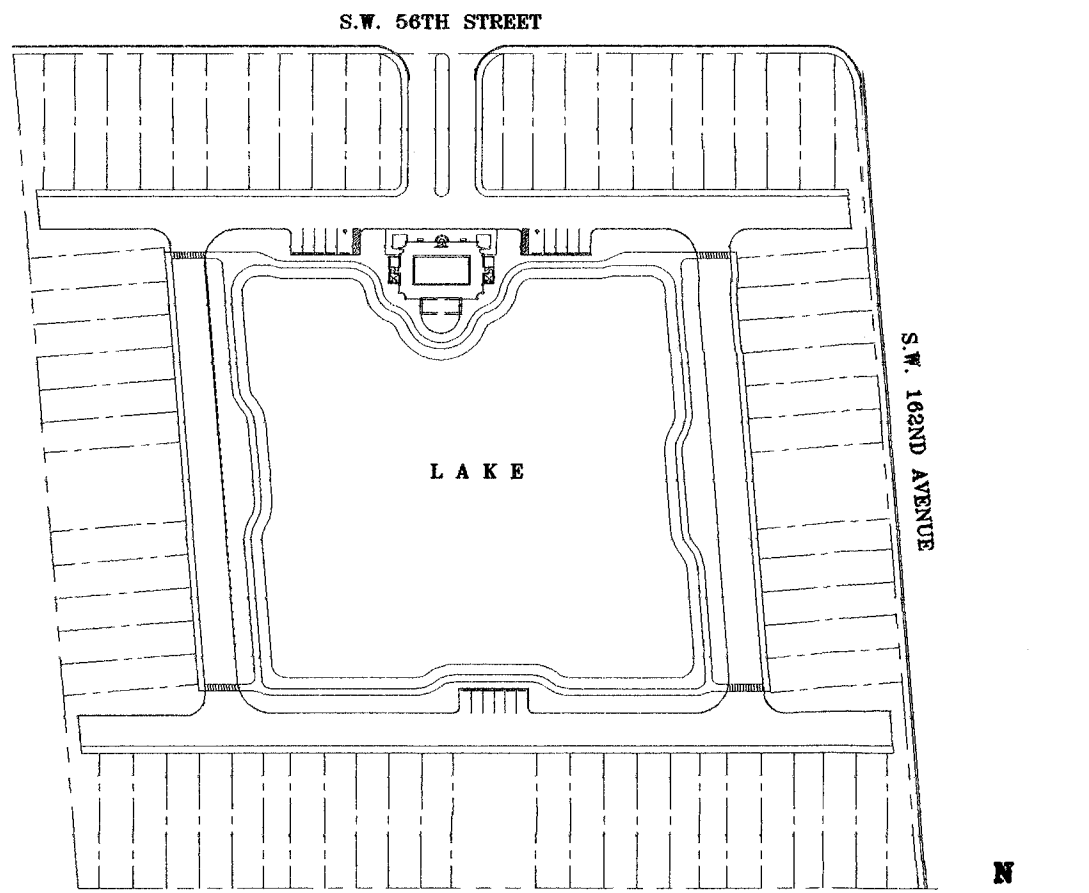


TYPICAL
MODEL C
SITE PLAN

SCALE : 1/8" = 1'-0"

LANDSCAPING NOTE:
FOR LANDSCAPING REQUIREMENTS & INFORMATION,
PLEASE REFER TO LANDSCAPING PLANS.

GUTTER NOTE:
METAL GUTTERS TO RETAIN WATER RUNOFF ON
INDIVIDUAL LOTS. (PLEASE SEE ARCHITECTURAL
ROOF PLAN)



LOCATION SKETCH
N.T.S.

- SECURITY AND FORCED ENTRY PREVENTION
1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN CHAPTER 36 OF THE SOUTH FLORIDA BUILDING CODE.
 2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE SOUTH FLORIDA BUILDING CODE.
 3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
 4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS, THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
 5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETTED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
 6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVEABLE PINS AND NON-EXPOSED SCREWS.
 7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1.
 8. VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40 OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE'S STANDARD 297.1.
 9. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MAGS ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE , AAMA 13033 PROVIDE LOCKS AS PER SFGC 3603.2(A) (B) 2(AA) AND (C) EXTERIOR WINDOW SHALL BE LOCKED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LB. APPLIED IN AN OPERABLE DIRECTION.
 10. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

DOOR NOTES:

COMPONENTS OF MEANS OF ESCAPE

- A. NO DOOR IN THE PATH OF MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF SECTION 515 OF S.F.B.C.
- B. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- C. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- D. DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 31032(C) S.F.B.C.
- E. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

FLOOD LEGEND

Multi Unit-Condo/ Townhouses/ Apartments

PROJECT NAME: COUNTRYSIDE VILLAS

LEGAL: LOT BLOCK , OF THE 'COUNTRYSIDE VILLAS' SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK , AT PAGE OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

ADDRESS: LOT/UNIT: BLOCK/BLDG:

ADDRESS: LOT/UNIT: BLOCK/BLDG:

ADDRESS: LOT/UNIT: BLOCK/BLDG:

ADDRESS: LOT/UNIT: BLOCK/BLDG:

ADDRESS: LOT/UNIT: BLOCK/BLDG:

ADDRESS: LOT/UNIT: BLOCK/BLDG:

CROWN OF ROAD ELEV.: FT.NGVD. CROWN OF ROAD ELEVATION WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: PLS LIC.#:

DRAINAGE PLANS SHALL BE ATTACHED. IF 2 ACRES IMPERVIOUS PLANS SHALL BE STAMP WITH THE DERM/ WATER CONTROL SECTION APPROVAL

DERM/WC- SURFACE STORMWATER PERMIT (COPY ATTACHED)

SFWM - ENVIRONMENTAL RESOURCES PERMIT (COPY ATTACHED)

TOTAL IMPERVIOUS AREA: UNDERGROUND PARKING: YES/NO (CIRCLE ONE)

* IF YES, FLOODPROOFING PLANS AND CERTIFICATE SHALL BE ATTACHED BASEMENT: YES/NO (CIRCLE ONE)

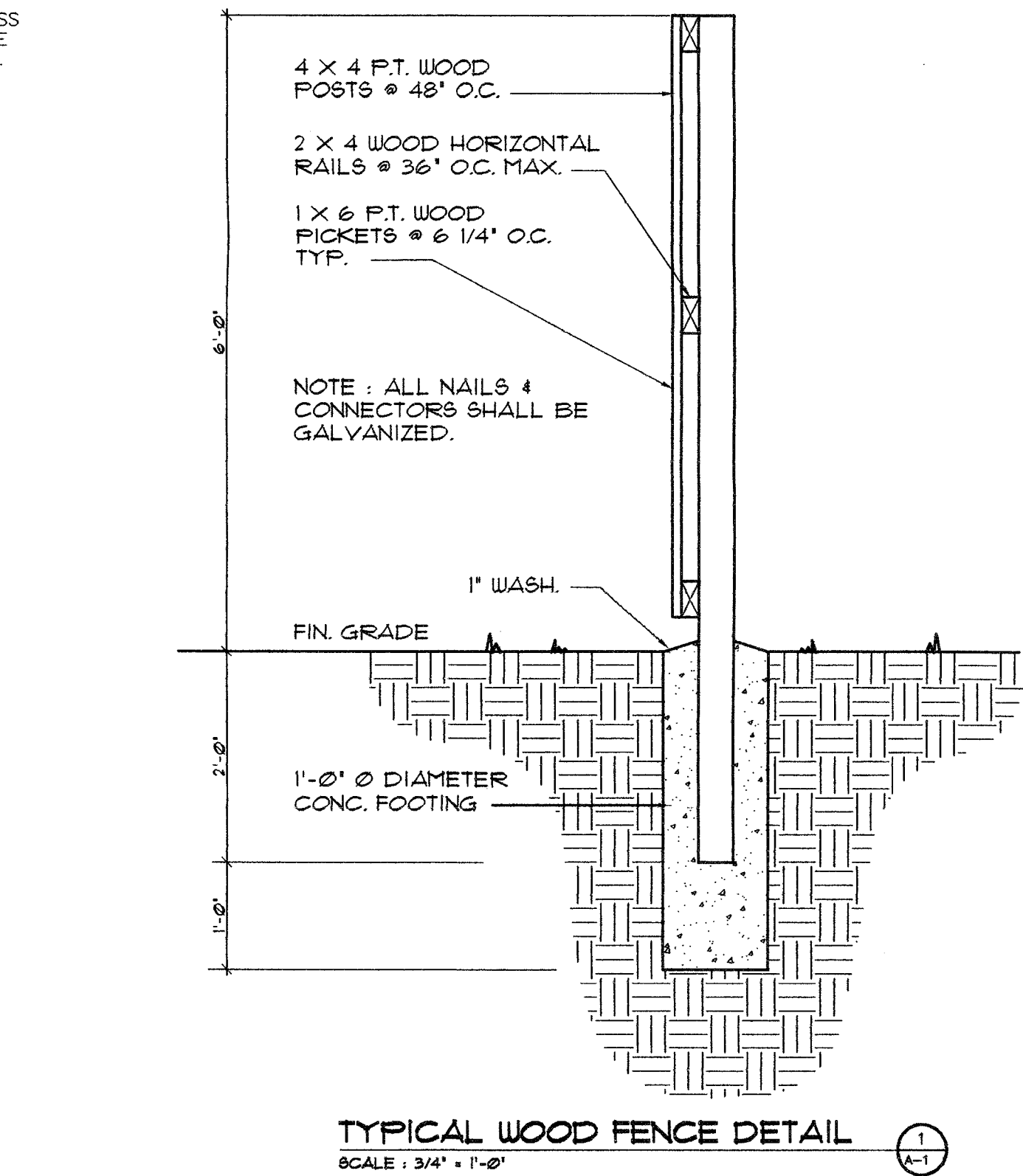
PROPOSED	CATCH BASIN ELEVATION	RETENTION/BIWALE AREA ELEVATION
	FT. NGVD	FT. NGVD

HAVE THESE SITES OR OTHER PORTIONS OF THESE PROPERTIES BEEN GRANTED A CLOMR OR FINAL LOMR? (CIRCLE ONE) YES LOMR#:

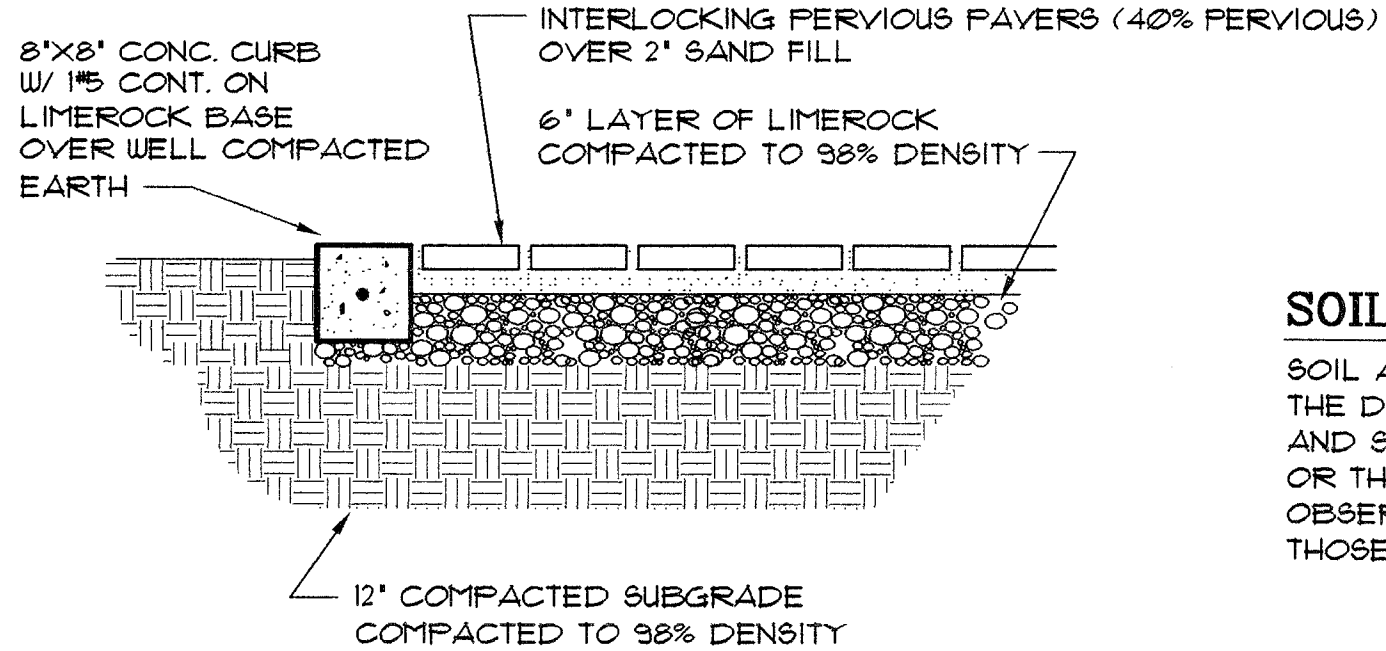
PROPOSED	Lowest Floor Elev./Including lobby/sunken areas	Garage/ Storage Floor Elevation	Adjacent Grade Elevation (next to the wall of the structure)
	FT. NGVD	FT. NGVD	FT. NGVD

BELOW GRADE PARKING/BASEMENT ELEV. FT. NGVD

0' - 0' = ' NGVD



TYPICAL WOOD FENCE DETAIL
SCALE : 3/4" = 1'-0"



INTERLOCKING PAVER DETAIL

ZONING LEGEND RU-TH

ZONING :
HEIGHT (TO RIDGE OF ROOF) : 27'-9"
MODEL "C" LOT AREA : 2,533 SQ. FT.
MODEL "C" LOT COVERAGE : 1,109 SQ. FT.
SETBACKS :
FRONT YARD (TO GARAGE) : 20'-0" 21'-4"
FRONT YARD (TO BUILDING) : 25'-0" 25'-0"
REAR YARD (W/ OUT GREENBELT) : 15'-0" 27'-9 1/2"
BETWEEN BUILDINGS : 20'-0" 20'-0"
SIDE YARD (FROM PAVEMENT) : 15'-0" N/A

SITE TO BE FILLED TO COUNTY F.OOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.
AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79(10), FLORIDA STATUTES, EFFECTIVE 7/10/87.

A SEPERATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPARTMENT.

THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY.

THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

GENERAL NOTES :

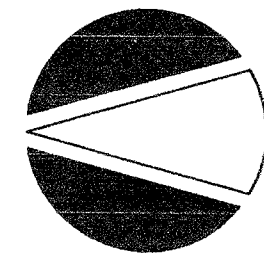
1. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.W.).
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
3. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
4. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", U.O.N.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATE OPENINGS, DRAINS, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
8. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK."
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ ENGINEER'S APPROVAL.
10. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
11. REBARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND AMOUNT OF REBARS ARE AS PER SCHEDULES.
12. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
13. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
14. THIS OFFICE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE INTERPRETATION OF THESE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS, AND TO VERIFY THE ACTUAL PLACING OF REBARS IN THE FIELD
15. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF LOCAL ORDINANCES.

SOIL STATEMENT :

SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF. AFTER EXCAVATION SIGNED AND SEALED LETTER WILL BE SUBMITTED BY THE ARCHITECT OR THE ENGINEER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

date 1/10/01
issued
drawn
checked
project no.

CAD STUDIO
ARCHITECTURE, INC.
REGISTRATION # : AA0002588



COUNTRYSIDE VILLAS
MODEL C

RESIDENCE FOR :

OWNER:
WILLIAM P. CALVERT
400 S.W. 107th AVE.
SUITE 408
MIAMI, FL 33174
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revisions

date 1/10/01
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drawn
checked
project no.

sheet no.

A-1C

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